

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 5th day of May 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	63	46
Dean Bedwell	Y	130	123
Judy Day	N	133	104
Casey Webb	N	63	49
Mike Good, Vice-Chairman	Y	45	35
Anthony Ledwig	Y	45	39
Howard Smith	Y	168	149

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the April 28, 2014 meeting

A motion to approve the minutes of the April 28, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Z-14-10 Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys , and public ways to change from Planned Development District 238 (PD-238) to amended planned development for a restaurant. (Vicinity: Coulter St. & S.W. 45th Ave.)
APPLICANT: Ronald Fiscus

Mr. Shaw stated the applicant is requesting an amendment to the Planned Development (PD) in order to develop the land with a restaurant. The proposed development standards will comply with General Retail District zoning development standards, with the exception that a minimum of 15% of the site being landscaped, 20, 3-inch caliper trees, and wall signs not to exceed ½ sq. ft. per linear ft. of street frontage, plus one sq. ft. per linear ft. of building frontage. Freestanding signs are limited to one per lot, and not to exceed a height of 20 ft. and 120 sq. ft in area. Mr. Shaw commented given the proposed development standards, staff feels they are appropriate for the PD and therefore recommends approval as presented.

Chairman Craig asked if anyone wished to speak in favor of the zoning. Ron Fiscus, applicant, appeared to answer any questions of the Board. Mr. Fiscus stated the site is approximately 1 acre in size for the proposed 4500 sq. ft. Rib Crib restaurant with plans for 92 parking spaces. Mr. Fiscus thanked the Planning staff for their assistance in this project and expressed his excitement in bringing this restaurant to Amarillo.

A motion to approve Z-14-10 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 3: P-14-27 Quail Creek Addition Unit No. 32, an addition and a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas. (2.12 acres)(Vicinity: Ravenwood Dr. & Tascosa Rd.)
DEVELOPER(S): James and Judy Morgan
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-27 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 4: P-14-29 Keri Ridge Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 95, Block 9, BS&F Survey, Potter County, Texas. (6.99 acres)(Vicinity: S Dowell Rd. & Indian Hill Rd.)
DEVELOPER(S): Billy and Danna Krause
SURVEYOR: Heather Lemons

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-29 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 5: P-14-30 McDade Acres Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 63, Block 1, TTRR Company Survey, Randall County, Texas. (1.23 acres)(Vicinity: Upton Rd. and Jessie Ln.)
DEVELOPER(S): Justin Davis
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-30 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-14-31 Washington Center Addition Unit No. 2, an addition to the City of Amarillo, being a replat of a portion of Lots 13 & 19 and all of Lots 14, 15, 16, 17, & 18, Block 4, Washington Center Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (0.90 acres)(Vicinity: Washington St. & Interstate Highway 40)
DEVELOPER(S): Rice Horkey
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-31 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

ITEM 7: P-14-32 Glenwood Addition Unit No. 12, an addition to the City of Amarillo, being a replat of Lots 2 and 3, Block 9, Glenwood Addition, Section 154, Block 2, AB&M Survey, Potter County, Texas. (0.29 acres)(Vicinity: Olive St. and SW 29th Ave.)
DEVELOPER(S): Jeremy Bryant
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-32 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 8: P-14-33 Canode-Com Park Unit No. 42, an addition to the City of Amarillo, being a replat of a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, and Lot 4, Block 2, Canode-Com Park Addition, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (2.98 acres)(Vicinity: W Amarillo Blvd. & Soncy Rd/Loop 335)
DEVELOPER(S): George Chapman
SURVEYOR: Heather Lemons

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-14-33 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

CARRY OVERS:

ITEM 9: P-14-26 K & S Acres Unit No. 4.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 10-24: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-32 University Heights Unit No. 7, P-13-72 Park Hills Unit No. 2, P-13-76 San Jacinto Heights Addition Unit No. 7, P-13-78 Heritage Hills Unit No. 2, P-13-81 E. W. Raef Unit No. 14, P-14-04 River Falls Unit No. 38, P-14-05 Glidden and Sanborn Addition Unit No. 9, P-14-07 Ranch Acres South Unit No. 4.

No action was taken on these plats.

ITEM 25: P-14-10 West Amarillo Industrial Park Unit No. 23, an addition to the City of Amarillo being a replat of a portion of Lot 14, Block 5, Amended West Amarillo Industrial Park Unit No. 5, in Section 224, Block 2, AB&M Survey, Potter County, Texas. (0.25 acres) (Vicinity: N. Forest St. & Western St.)
DEVELOPER(S): Chad Corning
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on April 18, 2014.

ITEMS 26-33: P-14-12 Lonesome Dove Estates Unit No. 6, P-14-14 Hillside Terrace Estates Unit No. 22, P-14-15 Lawndale Addition Unit No. 9, P-14-19 McCormick Estates Unit No. 7, P-14-21 Pleasant Valley Unit No. 48, P-14-22 South Haven Addition Unit No. 4, P-14-23 Meadow Addition Unit No. 18, P-14-25 Arrowhead Addition Unit No. 8.

No action was taken on these plats.

ITEM 34: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 35: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:20 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission